



Town of Carlisle

MASSACHUSETTS 01741

Office of

PLANNING BOARD

MINUTES

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Minutes

March 14, 2005

Minutes

Budget

Annual Town Report

Request for extension of time to record Special Permits granted on 11/22/04 for Common Driveways at 967 West Street, "Apple Grove Lane" (Map 5, Parcels 47, 47A, 47B 48 & 51) and parcels adjacent to 894 West Street, "Hobblebush Lane" (Map 5, Parcels 17, 17-1, 17-2, 17-3 & 17-4), [Request of Northland Residential Corp.]

ANR Plan, 192 Log Hill Road, Map 5 Parcels 34A & 35, Krishin Bhavnani, applicant

Request for comments on "Emergency Access Plan" prepared for Costello property including and adjacent to 216 Cross Street and Bingham Road

Request for review of the Comprehensive Permit Application for "Carlisle Woods," adjacent to 926 Maple Street at Billerica town line, application of Massapoag Real Estate Development Corporation (Request of Zoning Board of Appeals)

Town Election

Benfield Parcel A Planning Task Force update from Phyllis Zinicola

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Technology Committee update from Ray Bahr

Bicentennial Celebration

PB Chair **Louise Hara** called the meeting to order at 7:30 p.m. in the Clark Room at Town Hall. Board members **Ray Bahr**, **Rich Boulé**, **Kent Gonzales**, and **Phyllis Zinicola** were present, along with Planning Administrator **George Mansfield** and PB Administrative Assistant **Helen Boos**. Members David Freedman and Peter Stuart were absent.

Minutes

The minutes of the last meeting were reviewed. Boulé **moved to accept the minutes as drafted of February 28, 2005**. Zinicola seconded the motion and it carried 5-0.

Budget

The PA noted that PT wages have been running under budget since last summer, when there was no planning assistant for about three months. The Board concurs with the PA's recommendation that the current excess be used toward re-organizing PB files.

Annual Town Report

The Board reviewed the draft prepared by the PA and planning assistant and agreed that the first paragraph should be rewritten to reflect the PB's latest planning efforts. Hara agreed to meet on 3/15/05 to revise the document.

In the course of these discussions, **Ed Rolfe** of 916 Maple Street (who was present for the "Carlisle Woods" discussion) asked how many developable acres remain in Carlisle, and how long before developmental build out is complete in Carlisle. He said he had heard that the State predicted 2010 as the projected build out date. The PA said that in 2001, the State predicted a build out number of 1,169 additional residential units (not counting 40B). He also said that, in the past 7 years, the PB has seen proposals for 135 lots that have not been formally applied for or built.

Request for extension of time to record Special Permits granted on 11/22/04 for Common Driveways at 967 West Street, "Apple Grove Lane" (Map 5, Parcels 47, 47A, 47B 48 & 51) and parcels adjacent to 894 West Street, "Hobblebush Lane" (Map 5, Parcels 17, 17-1, 17-2, 17-3 & 17-4), [Request of Northland Residential Corp.]

Peter Crabtree of Northland Residential explained that when the permit was granted on November 22, 2004, the applicant had not noticed the 60-day deadline to record the permit with the Registry of Deeds. Northland Residential cannot record these documents until they are released from escrow at the closing of the Benfield property, and because that closing has not occurred yet, the applicant is requesting an extension of time until the earlier of either May 1, 2005 or the closing date. The PA pointed out that there is no way for the PB to track the closing on the property.

The PA explained that the regulation sets the deadline at 60 days in order to ensure that the permit is recorded before conditions under which the property was approved are likely to have changed (such as traffic conditions, abutters, etc.), but that in reality, 90 days or 120 days will not make a difference.

Zinicola moved to grant the request for an extension of time to record the Special Permits granted on November 22, 2004 for the Common Driveways at 967 West Street, "Apple Grove Lane" and parcels adjacent to 894 West Street, "Hobblebush Lane" until June 30, 2005, and moved that the Planning Board finds that the extension of time does not substantially change the conditions under which these permits were originally granted. Bahr seconded the motion and it carried 5-0.

ANR Plan, 192 Log Hill Road, Map 5 Parcels 34A & 35, Krishin Bhavnani, applicant

The PA explained that the applicant had acquired Lot 27 from Charles Dexter, the former owner of the adjacent Pulte Homes land in Acton. This strip of land includes a cart path that could have provided access to this large Acton development (Robbin Mills), except that their approved plans include a buffer of open space that prevents such vehicular access. Log Hill Road residents, including Bhavnani, wanted further assurance that this could never become an access through Carlisle to this development. In this plan, he is re-dividing it to create Lot 29.

The PB confirmed that the plan meets all PB regulations, and that there is a note on the plan stating that Lot 29 is not buildable.

Bahr moved to endorse as Approval Not Required the Plan of Land in Carlisle, Massachusetts being a subdivision of Lot 17 as shown on L.C. Plan 31020(D), dated October 29, 2004 and revised January 27, 2005 as drawn by Stamski and McNary, for Krishin Bhavnani. Boulé seconded the motion and it carried 5-0.

Request for comments on "Emergency Access Plan" prepared for Costello property including and adjacent to 216 Cross Street and Bingham Road

The PA reported that the Board of Selectmen responded to the Fire Chief's request that the BOS determine whether or not he should recuse himself from reviewing plans for the development because he is an abutter. The BOS advised that he step aside on any review of this site to avoid the appearance of a conflict. The Fire Chief then appointed Deputy Chief White to act in his place, who then sent a memo with his recommendations. The Board reviewed his recommendations, which include six or more 30,000-gallon cisterns, thirty-foot turning radii at entrances of common driveways onto Cross Street, and forty-foot inside turning radii in cul-de-sacs.

Joseph March of Stamski and McNary and William Costello, applicant, were present to outline the latest plans that incorporate the Deputy Chief's recommendations. March reported that he had met with the Deputy Chief, and that the fire department's recommended distance from dwelling to cistern has recently changed from 1,000 feet to 500 feet. He noted that the PB's Common Driveway Regulations do not require cisterns, which the PA confirmed. He also noted that, historically, no more than one cistern has been used on any one common drive, so they thought that designing the subdivision with two cisterns would be fair. March listed other recent subdivisions in Carlisle that are of equal or larger size and have no more than two cisterns.

March showed their earlier plans for two cisterns, and then showed where the recommended six cisterns could be located. The Board looked at various options for cistern number and placement, and discussed the possibility of installing a dry hydrant at a pond (near one of the entrances to Cross Street) as an additional source of water in an emergency, as suggested by March. He calculated the pond's capacity at 100,000-120,000 gallons (in a normal season). It was pointed out that ConsCom would have to approve the use of this pond. The Board agreed that the pond plus two

cisterns (where previously planned) should be more than adequate. Costello said that the bright red cistern pipes sticking up from the ground affect property values. It was pointed out that additional cisterns would benefit not only the properties within the subdivision, but also those on the other side of Cross Street. It was noted that additional cisterns would mean additional cost to the Town, as the Town is responsible for maintenance (while the developer pays for initial costs of building cisterns). It was agreed that consulting a fire protection engineer might be helpful in this situation, such as Maurice Pillette, the engineer consulted for Hobblebush and Apple Grove Lanes (common driveways on Benfield Parcels B and C). The PA gave March Pillette's contact information.

Concerning the turning radii at the Cross Street entrances, March said that a radius of twenty-five feet is standard for school buses and eighteen-wheeler trucks, but that the fire department's thirty-foot recommendation adds only about two feet to the size of the turn. He showed the truck template used when drawing the plans. He also read to the Board a list from the fire department of each of their fire trucks and their turning radii. Regarding the turning radii of the cul-de-sacs, March showed where they shortened one common driveway in order to allow for the larger turning radius recommended by the Deputy Chief.

Costello pointed out that requiring such a large number of cisterns effectively discourages conservation clusters. The Board reviewed a by-right ANR plan for the property, which shows fourteen separate driveways (thirteen onto Cross Street, and one onto Bingham Street). The Board agreed on the need to meet with Deputy Chief White to discuss the matter further, and Hara and Gonzales volunteered.

Request for review of the Comprehensive Permit Application for "Carlisle Woods," adjacent to 926 Maple Street at Billerica town line, application of Massapoag Real Estate Development Corporation (Request of Zoning Board of Appeals)

The PB reviewed the minutes of the BOA meeting of 2/23/05, which showed this date (March 14) as being the last day to file the decision, so the PB assumed the BOA filed the decision. The PB had no further comments.

Ed Rolfe of 916 Maple Street was present to discuss concerns about the proposed cistern plans for the proposed development. His first concern is that the developer has proposed locating the cistern in the right-of-way directly in front of Rolfe's home. He showed a digital photo of his front yard as it is now, and a digitally-created image of his front yard with the cistern located there, demonstrating how the yard would look with red pipes and monitoring equipment for the cistern, and without two trees. He expressed concern that other possibilities were not even discussed, and he requested that the Board keep this in mind in case discussions of cistern location arise in the future.

Rolfe's second concern is with the well for keeping the cistern charged. He said that according to the BOH, the well has to be at least a hundred feet from any leaching field. He explained how he and his wife have been exploring the possibility of enlarging their home, which would require putting in a new septic system. He said they had gone so far as to have Stamski and McNary do tests to determine the best place for a new system; they then decided on the best location for it and had the plans drawn up. (Rolfe showed the PB those plans.) He is concerned that a cistern in the front of his property would preclude their building a new septic system on his property, and effectively preclude them from enlarging their home in the future. (As an aside, it was pointed out to Rolfe that there is a time limit for building once the plans are drawn up.)

The Board noted that putting the cistern as proposed would necessitate removing a stone wall on a scenic road. Board members also said that it is unusual for a cistern to be located on public property, that usually it is built on the property to be developed. The Chair pointed out that these concerns, while valid, are not within the PB's jurisdiction at this point. The PA said such a proposal would go first to the BOS, and then to the PB for consent to remove a stone wall on a scenic road, at which time the PB can deny the proposal (although the PB would not be able to determine another location).

Town Election

Hara recapped events of the Town Caucus earlier that evening, especially regarding the two seats open on the PB (Gonzales's and Zinicola's). There were two people nominated to fill those seats: current PB member Gonzales, and Michael Epstein, who had previously served on the PB.

Benfield Parcel A Planning Task Force update from Phyllis Zinicola

Zinicola reported that the Task Force had asked a small group (including architect John Winslow and a representative of the Task Force) to meet with the Native American representatives to work out which site plans would be acceptable. The subgroup reported that there is apparently no acceptable plan because, they said, it is not only the stones that are important but the sight lines from those stones. The Task Force agreed to continue working with input from the Native American representatives.

Zinicola reported that the Task Force is also focusing on getting the project funded. The Task Force has also recognized that it is important to start lining up political support.

Hara requested Zinicola to emphasize to the Task Force the need to coordinate with the Affordable Housing Committee.

Zinicola reported that the RFP for the archeological survey has been published in the central register, and the application has been submitted directly to the three archeologists that suggested by the Mass Historical Commission to encourage them to submit proposals.

Zinicola said that the DHCD has said that they would fund the Priority Development Fund grant, but there is a concern because, according to the DHCD, the grant money cannot reimburse bills that have been paid, when in fact, the DHCD has taken so long in considering the application that bills have come in, and the Benfield Task Force has paid them.

Affordable Housing Committee update from Louise Hara

The new consultant for the Affordable Housing Plan, Karen Sunnarborg, has begun reviewing materials. The Affordable Housing Committee has scheduled a preparation meeting on 3/23/05, and Sunnarborg will attend the first working meeting on 3/31/05.

GIS

The PA reported that the new \$3,445.00, 11x17-format printer has arrived (bought in conjunction with the BOH, with the PB paying \$1,439.00 out of FY04 encumbered funds, and the BOH paying the remainder with a Homeland Security grant).

Technology Committee update from Ray Bahr

Bahr reported on the first Technology Committee meeting, attended by representatives from the library, schools, BOS, as well as the Town Administrator. He said the meeting focused on developing a broad IT Plan for the Town, exploring the possibility of doing away with the school email gateway and setting up a network connecting all Town bodies, creating a Town website, standardizing the Town software and providing training, and hiring a full- or a part-time IT manager and training and maintenance specialist. He said the Town Administrator agreed to get a domain name.

Bicentennial Celebration

The PA will check the original request of 1/24/05 to find out what exactly the PB is being asked to do and put that on the next meeting's agenda.

At 10:50 p.m. the Board voted unanimously to adjourn.

Respectfully submitted,

Helen Boos
Administrative Assistant